146.0	0005	0015.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	668,300 /	668,300
					USE VALUE:	668,300 /	668,300
					ASSESSED:	668,300 /	668,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
179		NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LYFORD JENNIFER
Owner 2:	
Owner 3:	
Street 1:	179 NEWPORT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	WOODCOCK JEFFREY R -
Owner 2:	LYFORD JENNIFER -
Street 1:	179 NEWPORT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .101 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1919, having primarily Wood Shingle Exterior and 1607 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4400.000	266,200	4,700	397,400	668,300
Total Card	0.101	266,200	4,700	397,400	668,300
Total Parcel	0.101	266,200	4,700	397,400	668,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 415.87 | /Parcel: 415.87

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	96265
GIS Ref	
GIS Ref	
Insp Date	12/16/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 146.0-0005-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	266,200	4700	4,400.	397,400	668,300		Year end	12/23/2021
2021	101	FV	183,400	4700	4,400.	397,400	585,500		Year End Roll	12/10/2020
2020	101	FV	183,400	4700	4,400.	397,400	585,500	585,500	Year End Roll	12/18/2019
2019	101	FV	160,000	4700	4,400.	372,600	537,300	537,300	Year End Roll	1/3/2019
2018	101	FV	137,600	3700	4,400.	308,000	449,300	449,300	Year End Roll	12/20/2017
2017	101	FV	137,600	3700	4,400.	283,200	424,500	424,500	Year End Roll	1/3/2017
2016	101	FV	137,600	3700	4,400.	258,300	399,600	399,600	Year End	1/4/2016
2015	101	FV	136,900	3700	4,400.	253,400	394,000	394,000	Year End Roll	12/11/2014

!11456!

PRINT

Date	Time
12/30/21	12:33:00

LAST REV

Date	Time
05/26/21	15:49:09
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11456

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WOODCOCK JEFFRE	68964-376		3/3/2017	Estate/Div		No	No		
MOREAU JACKSON	52319-152		2/27/2009		340,000	No	No		
MOREAU JOSEPH N	49086-597		3/6/2007	Family		No	No		
	11567-48		9/5/1968		1	No	No		N

USER DEFINED

Prior Id # 1:	96265
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/16/2020	138	Dormers	46,200	O				
9/22/2017	1241	Redo Kit	16,300	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/26/2021	Permit Visit	DGM	D Mann
12/16/2017	MEAS&NOTICE	HS	Hanne S
6/10/2015	Field Review	PT	Paul T
1/30/2009	Measured	336	PATRIOT
11/22/1999	Meas/Inspect	153	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4400		Sq. Ft.	Site		0	80.	1.13	9			Topo	-10					397,441						397,400	

Total AC/HA:	0.10101	Total SF/SM:	4400	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	397,441	Spl Credit		Total:	397,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1919	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G22	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.30339146
Const Adj.:	0.98990101
Adj $ / SQ:	129.023
Other Features:	80000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	327076
Depreciation:	60836
Depreciated Total:	266240

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

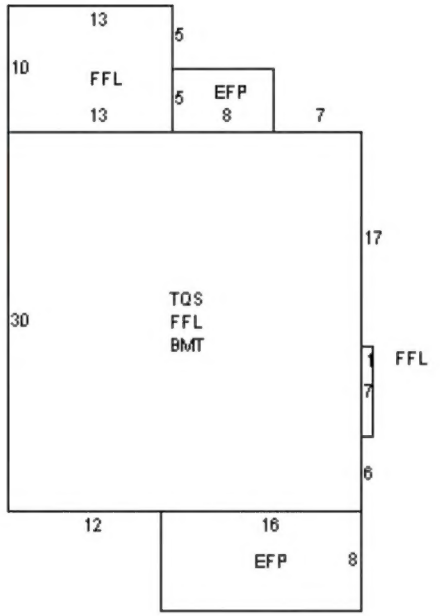
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	129.02
Special Features:	0	Val/Su Net:	101.80
Final Total:	266200	Val/Su SzAd	165.65

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	977	129.020	126,055
BMT	Basement	840	38.710	32,514
TQS	3/4 Story	630	129.020	81,284
EFP	Enclos Porch	168	42.990	7,223

Net Sketched Area:	2,615		Total:	247,076	
Size Ad	1607	Gross Area	2825	FinArea	1607

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 146.0-0005-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1925	25.42	T	40	101			3,700			3,700
19	Patio	D	Y	1	14X22	A	AV	2010	3.47	T	7.2	101			1,000			1,000

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700